

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **NOVEMBER 6, 2007**

From: **JAMES DURFEE / WILL DICKINSON**

Subject: **PUBLIC HEARING: ANNEXATION OF MAGGI COUNTRY ESTATES
PROPERTY TO COUNTY SEWER MAINTENANCE DISTRICT NO. 3**

ACTION REQUESTED/RECOMMENDATION: After conducting a Public Hearing, adopt a Resolution annexing the Maggi Country Estates property, APN 037-101-051, located on Auburn Folsom Road in Loomis, into the boundaries of Placer County Sewer Maintenance District No. 3 (SMD No. 3).

BACKGROUND: Nick Maggi is requesting that the above referenced parcel, consisting of 45.08 acres located on Auburn Folsom Road in Loomis, be annexed into SMD No. 3 for the purpose of providing sewer service. The approximate location of this property is shown on the attached vicinity map. The General Plan provides for a minimum lot size of 2.3 acres. A legal description and plot map are attached as part of the Resolution. In order to annex a parcel into the Sewer District, your Board must hold a Public Hearing and adopt a Resolution approving the annexation.

ENVIRONMENTAL CLEARANCE: The annexation of individual parcels is categorically exempt from environmental review pursuant to Section 15319(b) "Annexations of Existing Facilities and Lots for Exempt Facilities" of the California Environmental Quality Act Guidelines.

FISCAL IMPACT: Placer County Code Section 13.12.260 specifies that the owners of property annexed into a Sewer District or County Service Area must pay an annexation fee. The applicant will be charged the annexation fee in effect at the time they choose to make payment, based on rates contained in Section 13.12.350. The current annexation fee that applies to the subject property is \$73,150 (\$3,850 per 19 potential lots).

JD:WD:lm

ATTACHMENTS: RESOLUTION
VICINITY MAP

CC: COUNTY EXECUTIVE OFFICE

T:\FACBSMEMO2007\ANNEX MAGGI COUNTRYESTATES.DOC

Before The Board of Supervisors County of Placer, State Of California

In the matter of: A RESOLUTION ANNEXING THE
PROPERTY OF NICK MAGGI, APN 037-101-051
INTO SEWER MAINTENANCE DISTRICT NO. 3

Resolution No. _____

Ordinance No. _____

First Reading _____

The following _____ RESOLUTION _____ was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chairman, Board of Supervisors

BE IT RESOLVED, by the Board of Supervisors of the County of Placer, State of California, as follows:

1. The Board of Supervisors hereby determines that the property shown on Exhibit "A", and on the map entitled Exhibit "B", attached hereto and incorporated herein, will be benefited by annexation to Sewer Maintenance District No. 3. Such land contains approximately 45.08 acres.
2. The boundaries of Sewer Maintenance District No. 3 shall be altered to include such territory upon payment of the annexation fee in effect at the time the applicant chooses to make payment, based on rates contained in Section 13.12.350 of the County Code. The annexation fee that applies to the subject property as of the date of this Resolution is \$73,150 (\$3,850 per 19 potential lots), which shall be deposited in the County Treasury to the credit of the Sewer District. Furthermore, the applicant must provide a check for \$1,200 made out to the State Board of Equalization to cover the recording fee charged by that State agency.
3. This determination is only valid for one year. Should the applicant fail to pay the required annexation fee within one year, applicant must reapply for annexation.

ATTACHMENTS: EXHIBIT A
EXHIBIT B

T:\FAC\Bsmemo2007\Annex MaggieCountryEstates.doc

SEWER MAINTENANCE DISTRICT #3 ANNEXATION

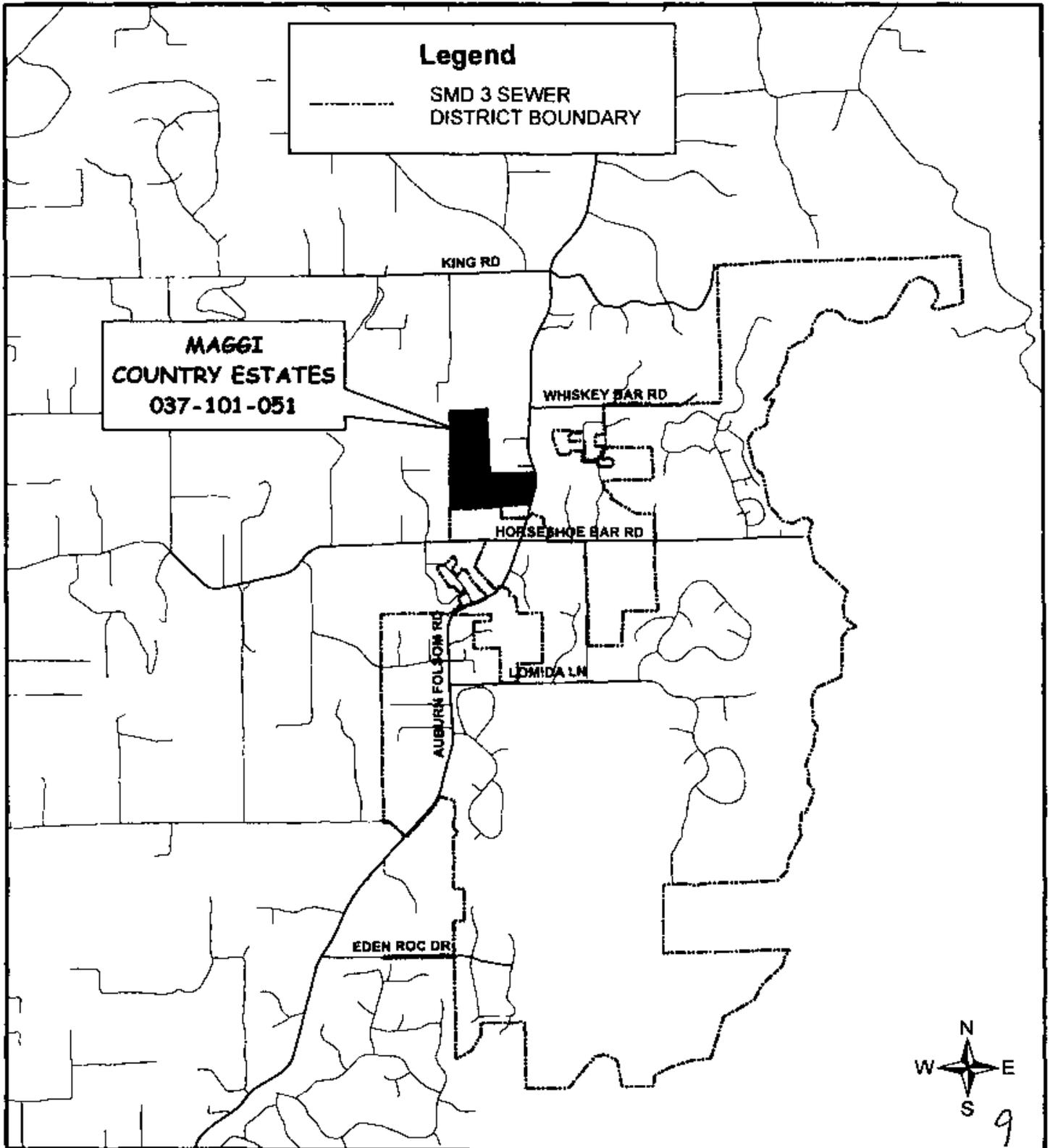


EXHIBIT 'A'

ANNEXATION TO SEWER MAINTENANCE DISTRICT NO. 3
ANNEXATION NO. 34
GEOGRAPHIC DESCRIPTION

All that certain real property situate in Placer County, California, being a portion of the South one-half of Section 7, Township 11 North, Range 8 East, Mount Diablo Meridian, further being a portion Lot 1, a portion of Lot 4 and a portion of Lot 5 of that certain map entitled "Map of the Light Tract", filed in Book "A" of Maps, at Page 29, Official Records of said county, and being more particularly described as follows:

Beginning at a point marking the northwest corner of Annexation No. 31 of Sewer Maintenance District No. 3, said corner also marking the northwest corner of the Record of Survey filed in Book 12 of Surveys Page 88, Official Records of said county;

Thence, from said Point of Beginning:

Course (1) North 00°08'04" East (North 00°17'21" East per 1542 O.R. 141), 1906.75 feet along the line described in the "Boundary Line Agreement" between Tom M. Tomita and Dwight E. Brown, Et al. filed in Book 1542, Page 141, Official Records of said county to a point marked by a ¾ inch rebar tagged LS 2515; thence,

Course (2) North 89°32'51" East (North 89°30'47" per 1806 O.R. 600), 3.75 feet along a line described in the "Quit Claim Deed" between Kuist and Trauba filed in Book 1806, Page 600, Official Records of said county; thence,

Course (3) North 89°51'40" East 511.53 feet along a line described in the "Boundary Line Agreement" filed in Book 1438, Page 674, Official Records of said county to a point marked by ½ inch rebar tagged RCE 12942; thence,

Course (4) North 00°05'48" West 13.36 feet to the north line of said Lot 1 said point marked by a ¾ inch rebar tagged LS 5123; thence,

Course (5) North 89°10'25" East 231.08 feet to the most northerly point of "Line 1" described in the "Boundary Line Agreement" filed in Book 2585, Page 760, Official Records of said county said point marked by a ¾ inch rebar tagged LS 5123; thence,

Course (6) South 00°57'15" West (South 00°58'26" West per 2585 O.R. 760), 581.58 feet (581.78 feet per 2585 O.R. 760) along a line described in the "Boundary Line Agreement" filed in Book 2585, Page 760, Official Records of said county; thence,

Course (7) South 85°21'34" East 35.88 feet continuing along said "Boundary Line Agreement" filed in said Book 2585, Page 760, Official Records of said county; thence,

Course (8) South 00°23'34" East 6.23 feet to the south line of said Lot 1; thence,

Course (9) South 88°45'00" West 4.95 feet along the south line of said Lot 1 as described in the document filed in Book 2005-0049690, Official Records of said county to the east line of the west 11.97 acres of said Lot 4; thence,

Course (10) South 00°12'00" West 659.49 feet along the west line described in the deed filed in Book 492, Page 106, Official Records of said county to the south line of said Lot 4; thence,

Course (11) North 88°45'00" East 823.48 feet along the south line of said Lot 4 as described in the deed filed in Book 492, Page 106, Official Records of said county to the west line of Auburn Folsom Road; thence,

Course (12) 315.39 feet along the arc of a 670.00 foot radius non-tangent curve to the right, concave to the East through a central angle of 26°58'16" and from a radial bearing of North 78°04'44" East, subtended by a chord bearing South 01°33'52" West 312.49 feet along the westerly Right of Way of Auburn-Folsom Road to a point of tangency; thence, continuing along said Right of Way,

Course (13) South 15°03'00" West 346.58 feet to the northeast corner of said Record of Survey filed in said Book 12 of Surveys, Page 88, Official Records of said county being a point on the south line of said Lot 5; thence,

Course (14) South 88°15'37" West 1495.16 feet along said south line of said Lot 5 being the north line of said Record of Survey also being a portion of the north line of said Annexation NO. 31 of Sewer Maintenance District No. 3, to said Point of Beginning and containing 45.08 acres of land, more or less.

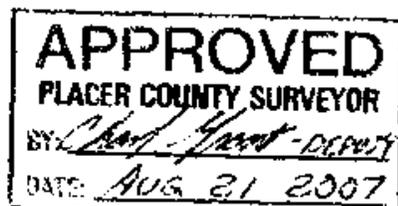
End of Description

The description is for assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

Written By KINDLE SURVEYING, INC.

August 2007

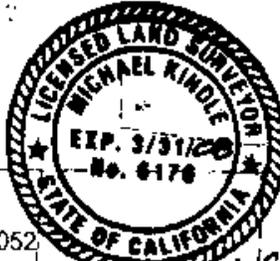
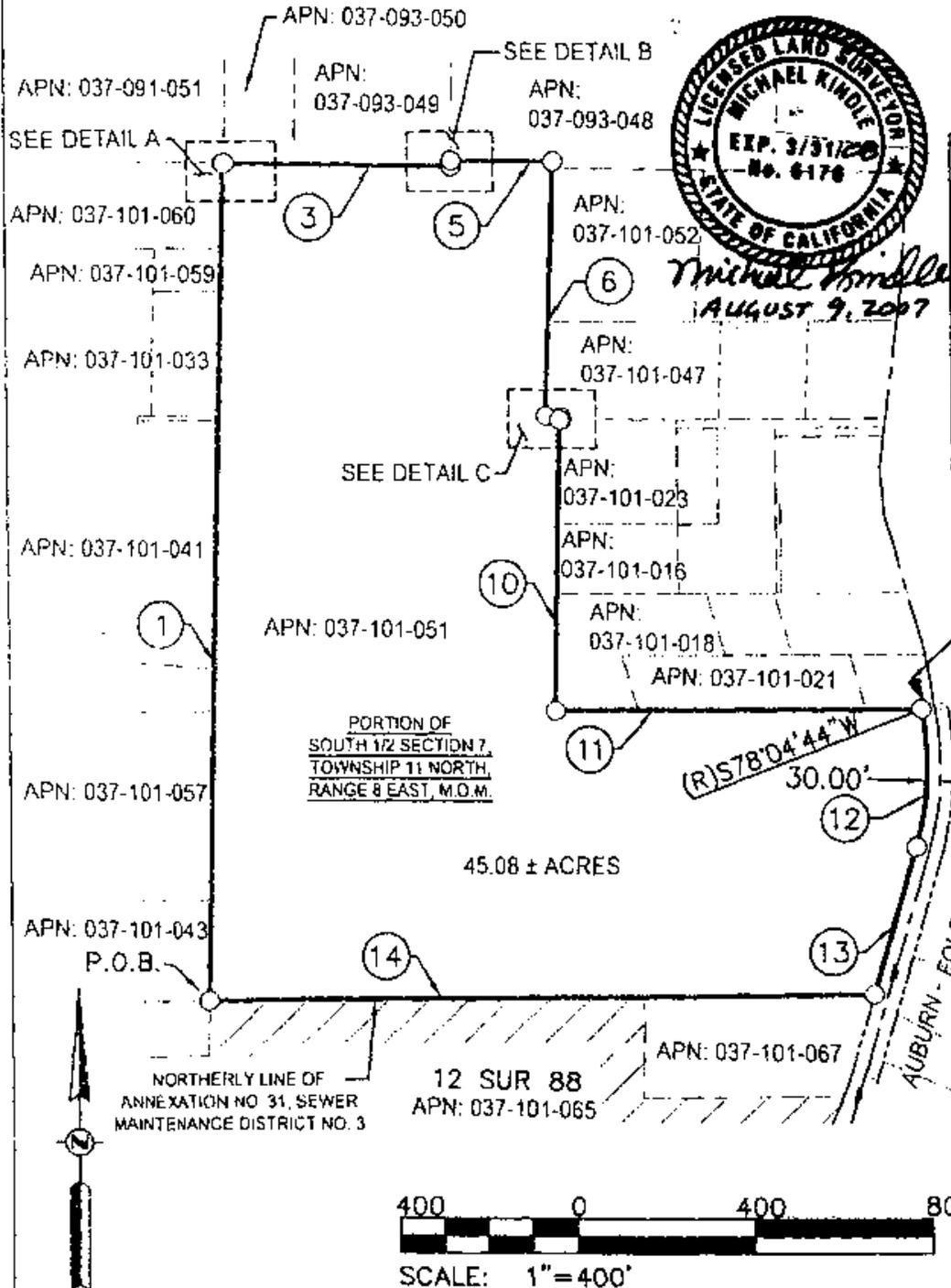
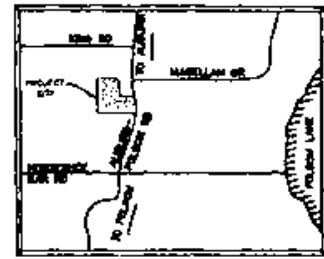
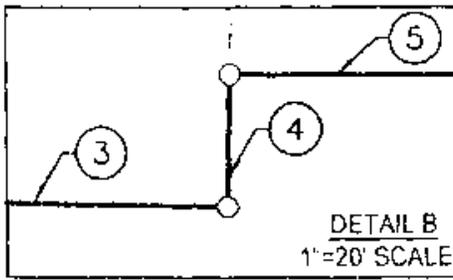
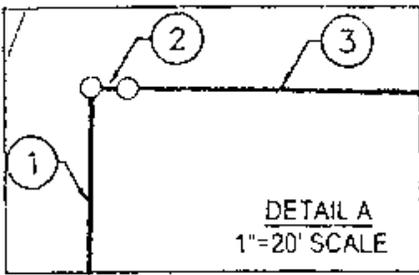
Michael Kindle, LS 6176
License Expiration: March 31, 2008



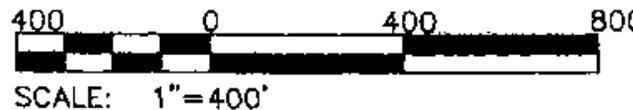
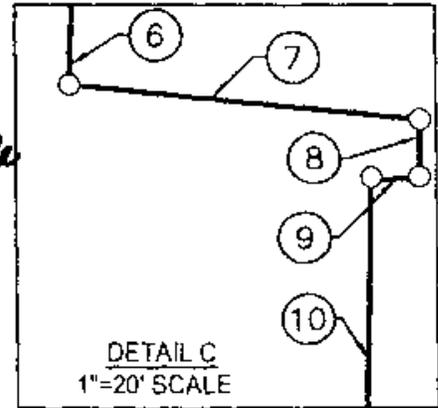
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Michael Kindle
AUGUST 9, 2007



Michael Kindle
AUGUST 9, 2007



MAGGI COUNTRY ESTATES
3918 AUBURN-FOLSOM
ROAD
LOOMIS,
CALIFORNIA

EXHIBIT "B"
PLAT FOR
ANNEXATION TO SEWER
MAINTENANCE DISTRICT NO 3
ANNEXATION NO 34

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